



1 Copthorn Mews  
Colwyn Bay, North Wales LL28 5YZ

£775,000



**STERLING**

ESTATE AGENTS & VALUERS

Outstanding DETACHED 5 BEDROOM executive home, nestled in this exclusive cul-de-sac Copthorn Mews. This remarkable property is one of only four in this private setting, offering both privacy and a sense of community. As you approach the home, you will be greeted by BEAUTIFULLY LANDSCAPED GROUNDS that provide an ideal space for outdoor entertaining and relaxation. The expansive garden is perfect for family gatherings or simply enjoying the tranquil surroundings. The property also boasts a 2 CAR GARAGE and AMPLE PARKING, ensuring convenience for you and your guests. Step inside to discover a highly specified interior that exudes quality and sophistication. Each of the FIVE BEDROOMS offers generous space, making it perfect for families or those who desire extra room for guests or a home office. There are 2 EN SUITES and a FAMILY BATHROOM adding to the comfort and functionality of this exquisite home. From the PORCH is a CLOAKROOM, RECEPTION HALL, 27' LOUNGE, DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, LONG UTILITY ROOM, SITTING ROOM, GARDEN LOUNGE/LIVING ROOM With stunning country views, this property not only provides a luxurious living experience but also a serene escape from the hustle and bustle of everyday life. This executive home is a rare find, combining elegance, space, and a prime location in one of Colwyn Bay's most sought-after areas. Don't miss the opportunity to make this exceptional property your new home. Tenure Freehold, Council Tax Band H. Energy Rating 81B Potential 83B. Ref CB8045



### Entrance Porch

Open column porchway and double glazed front door, tiled floor, mat well, Porthole window

### Cloakroom

Double glazed, central heating radiator, w.c, wash hand basin, decorative coving

### Entrance Hall

Central heating radiator, American Oak flooring, decorative coving, oak glazed double doors to

### Impressive Lounge 27' x 17' (8.23m x 5.18m)

American Oak flooring, double glazed window and patio doors, 2 central heating radiators, decorative coving, marble fireplace and wood burner, double glazed side window, inset ceiling lighting

### Dining Room 13'2 x 11'10 (4.01m x 3.61m)

American Oak flooring, central heating radiator, decorative coving, double glazed window overlooking the distant views

### Sitting Room 15'9 x 9'6 (4.80m x 2.90m)

Decorative fireplace surround and electric fire, central heating radiator, double glazed, decorative coving

### Superb Fitted Kitchen

13'6 x 11'10 (4.11m x 3.61m)

Shaker Beech style base cupboards and drawers with black granite work top surfaces, stainless steel sink unit, pan drawers, double glazed window overlooking the distant views, Bosch microwave and oven, warming drawer, central heating radiator, 5 ring gas hob unit, stainless steel cooker hood, glazed units, built inn dishwasher, island unit and cupboards, coved ceiling, archway to

### Garden Lounge/Living Room

20'8 x 10'10 (6.30m x 3.30m)

Double glazed windows and french doors onto the private gardens, tiled and brick fireplace with gas fire, decorative coving

### Long Utility Room 20'3 x 5'8 (6.17m x 1.73m)

Single drainer sink unit, double glazed, plumbing for washing machine, double door cupboards

### Cloakroom

W.C, wash hand basin, central heating radiator, gas central heating boiler, personal door to garage

### First Floor

Stairway off the Hall to First Floor and Landing, double door cylinder airing cupboard, decorative coving, double glazed window

### Bedroom 1 16'7 x 15 (5.05m x 4.57m)

Double glazed window overlooking the fine country views, central heating radiator, coved ceilings, fitted wardrobes with 8 doors

### En Suite 11'10 x 6'10 (3.61m x 2.08m)

Panel bath, w.c, vanity wash hand basin and mirror, tiled cream and brown walls and floor, shower cubicle and unit, heated towel radiator

### Bedroom 2 17'10 x 11'8 (5.44m x 3.56m)

Central heating radiator, double glazed window, 2 fitted double door wardrobe units, 6 drawers, 5 top cupboards above, coved ceilings

### En Suite

Triangular shaped shower cubicle and unit, vanity wash hand basin, w.c, coved ceilings, heated towel radiator

### Bedroom 3 14'8 x 14'2 (4.47m x 4.32m)

Double glazed, central heating radiator, coved ceilings, fitted corner wardrobe unit, 2 drawers, wash hand basin and dressing table

### Bedroom 4 18'7 x 13'1 (5.66m x 3.99m)

Fitted 5 door wardrobe unit, dressing table/desk unit and cabinet, double glazed central heating radiator, coved ceilings

### Bedroom 5 11'9 x 10'5 (3.58m x 3.18m)

Double glazed, central heating radiator, coved ceilings

### Family Bathroom 11'10 x 11'4 (3.61m x 3.45m)

Walk in double shower and unit, double glazed window overlooking the distant views, w.c, tiled walls and floor in beige and brown, vanity wash hand basin, heated towel radiator, vanity mirror and lighting, shaver point, built in linen cupboard

### Double Garage 17'4 x 17'1 (5.28m x 5.21m)

Wide driveway off the end of the private cul-de-sac providing plenty of off road parking and turning space leading to the 2 CAR GARAGE with 2 up and over doors, power & light laid on

### The Gardens

The property stands is a large plot surrounded by lawns, flowering trees and shrubs. There is a useful workroom and brick garden summer house. There is a lovely private patio courtyard area with planters, stocked flower beds providing a sheltered relaxation area

### AGENTS NOTE

AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

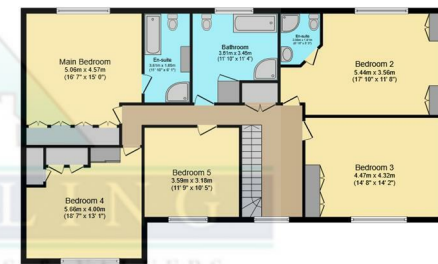








**Ground Floor**  
Floor area 172.9 sq.m. (1,861 sq.ft.)



**First Floor**  
Floor area 147.0 sq.m. (1,582 sq.ft.)

**Total floor area: 319.9 sq.m. (3,443 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by [www.Propertybox.co](http://www.Propertybox.co)



AGENTS NOTES,

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**01492-534477**  
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